

Mountain Shadows Construction Checklist

This checklist is designed to help a prospective builder make sure that all the information required for the Architectural Control Committee review is provided and should facilitate the review process. Although submission of this checklist is not required, adding this to your packet will assist the Committee review your plans and facilitate the approval process.

If any questions arise, please refer to the Covenants, Conditions and Restrictions or contact the ACC chairperson through the Mountain Shadows Website: www.mtnshadowshoa.org

Name of Project: _____

Location: Lot # _____ Phase # _____

Proposed construction start date: _____

Submitted by: _____

Contact information: Mailing address _____

Daytime Phone _____

Cell Phone _____

Residential Phone _____

Email _____

You will be notified within 7 days of receipt if what you have submitted is complete. The Architectural Control Committee has 30 days to respond in writing regarding approval and will meet to discuss all submissions.

CONSTRUCTION CHECKLIST

1. Provide a site plan drawn to scale that clearly shows:

- a) Orientation with a North arrow
- b) Property Boundary Lines and dimensions in feet. It will be very helpful if the property boundaries are staked to permit rapid review or you are able to walk to and find the corner markers.
- c) If other buildings or structures are currently on the lot, the location of each must be shown on the site plan along with location on the lot and distance to other structures and the building proposed by the application
- d) Outline of proposed structure(s) with exterior dimensions
 - i. Square footage on ground floor _____(minimum 1300)
 - ii. Square footage on upper floors _____(must add to 1800)
- e) Location of proposed driveway or other access points
- f) Building setbacks shall meet these minimums
 - i. 53 feet from the center of road that forms any property boundary
 - ii. 20 feet from the rear of the lot (if not a road)
 - iii. 10 feet from the side of the lot (if not a road)
- g) Proposed site for propane tank, heat pump, air conditioning or similar equipment if applicable
 - i. Attach a note to drawing that describes how the propane or other storage tank will be shielded from view
- h) Proposed site for septic tank and drain field
- i) Position of water meter on property.

2. Provide a set of plans drawn to a recognizable scale for the residence and any outbuildings such as garages and other structures.

- a) Does the outline drawing of construction indicate gross square footage on each floor? Yes _____
- b) Is the maximum height less than 35 feet? Yes _____
- c) Does the plan show additional layout of garages and outbuildings? Yes _____
- d) Does the Elevation Plan to scale show at a minimum, the front and rear elevation of all structures? Yes _____
 - i. Basements must be indicated if applicable.
 - ii. Height of structure and roof pitch
- e) Is the Foundation plan to scale? Yes _____

NOTE: When selecting colors, the CCRs requires:

Color: Residence color schemes should be from the earth tone palette and be consistent with the **surrounding, natural environment** of Mountain Shadows.

All residences on a lot shall be constructed of the same materials in order to have the same appearance. All Residences shall have wood siding, log construction, or composite material siding **with the appearance of wood or log**. Residences may be constructed of materials other than wood siding or log construction if approved on a case by case basis by the ACC. Stone, brick or stucco accents are permissible. If the primary Residence is of log construction, the outbuildings may have a different exterior appearance if approved by the ACC.

When using composite material, such as hardiboard, the ACC criteria will be the "appearance of wood or log" and the consistency with the "surrounding, local, natural environment." (Historically the preponderance of structures in Mountain Shadows are brown, reddish, or cedar tones.)

Roofing:

- a) Roof material will be: _____
- b) Roof color is: _____
- c) Roof material sample or color photograph is attached: Yes _____ Is this color an "earth tone?" Yes _____

Siding:

- d) Siding material will be: _____
- e) Siding color is: _____
- f) Siding material sample or color photograph is attached: Yes _____
- g) Is this color an "earth tone?" Yes _____

Architectural Accents and Trim:

- h) What type of architectural accents are being proposed? _____
- i) A sample or color photograph of the architectural accents are attached: Yes _____ Is this color an "earth tone?" Yes _____
- j) What color trim is proposed? _____
- k) A sample or color photograph of the trim color is attached: Yes _____
- l) Is this color an "earth tone?" Yes _____

Additional Information

- a) I intend to reside on the lot in an RV during the one year construction period
Yes _____ No _____
- b) I understand I need to provide sanitary facilities during construction. Yes _____
- c) I have provided and reviewed with the contractors/builders, a copy of the Mountain Shadows CCRs and the Rules of Conduct for Contractors to ensure they understand the requirements of the development. Yes _____
- d) Submitted the required Mountain Shadows Acknowledgement of Owner Responsibility and Liability Associated with Construction. Yes _____

Is this construction a new outbuilding on a lot with an existing residence?

Yes _____ No _____

If yes, then check the following items:

1. Is the siding material and color the same as the existing residence? Yes _____ No _____

NOTE: If the residence is log sided, the outbuilding can be a compatible siding material as approved by the ACC but is not require to be log.

2. Is the roof material and color the same as the existing residence? Yes _____ No _____